

## 102/69 Lygon Street, Brunswick East Vic 3057



**1 Bed 1 Bath - Car**

**Property Type:** Studio

**Indicative Selling Price**

\$269,000

**Median House Price**

Year ending December 2023:

\$560,000

## Comparable Properties



**A6/1-5 Grantham Street, Brunswick West 3055 (REI)**

**1 Bed 1 Bath 1 Car**

**Price:** \$279,000

**Method:** Private Sale

**Date:** 26/10/2023

**Property Type:** Unit

**Agent Comments:** Inferior location, superior floor plan



**4319/550 Lygon Street, Carlton 3053 (REI/VG)**

**1 Bed 1 Bath - Car**

**Price:** \$275,000

**Method:** Private Sale

**Date:** 20/09/2023

**Property Type:** Apartment

**Agent Comments:** Similar location, superior floor plan



**113/4 Bik Lane, Fitzroy North 3068 (VG)**

**1 Bed 1 Bath - Car**

**Price:** \$265,000

**Method:** Sale

**Date:** 28/07/2023

**Property Type:** Subdivided Unit/Villa/Townhouse

- Single OYO Unit

**Agent Comments:** Superior location, same size, inferior condition

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

102/69 Lygon Street, Brunswick East Vic 3057

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$269,000

#### Median sale price

Median price

\$560,000

Unit

x

Suburb

Brunswick East

Period - From

01/01/2022

to

31/12/2023

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
A6/1-5 Grantham Street, BRUNSWICK WEST 3055	\$279,000	26/10/2023
4319/550 Lygon Street, CARLTON 3053	\$275,000	20/09/2023
113/4 Bik Lane, FITZROY NORTH 3068	\$265,000	28/07/2023

This Statement of Information was prepared on:

15/01/2024 08:32